

STATE OF ALABAMA
COUNTY OF SHELBY

2388
SURVIVORSHIP STATUTORY WARRANTY DEED 50022

THIS INDENTURE, made and entered into on this the 28th day of May, 1991, by and between BANCOSTON MORTGAGE CORPORATION, a Corporation, Party of the First Part, and Kevin Lee McClain and Patricia C. McClain, who have a mailing address of Birmingham, Alabama, Parties of the Second Part.

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the Party of the First Part, in hand paid by the Parties of the Second Part, and other valuable consideration, the receipt whereof is hereby acknowledged, the Party of the First Part, by and through its duly authorized officer, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the Parties of the Second Part for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following

66 described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Sunny Meadows Third Sector as recorded in Map Book 9, Page 91 A & B in the Probate Office of Shelby County, Alabama.

BOOK 346 PAGE 66
SUBJECT TO all rights outstanding by reason of statutory right of redemption from the foreclosure of that certain mortgage executed by Jon Russell Creel and wife, Nona V. Creel to Stockton, Whatley, Davis & Company, recorded in Volume 73, page 457 (Stockton, Whatley, Davin & Company NKA BancBoston Mortgage Corporation) in the Probate Office of Shelby County, Alabama, being evidenced by foreclosure deed recorded in Book 333, Page 721, in the said Probate Office, and dated 3/15/91, and under Alabama Code and the Federal Tax Lien Act. (The party of the first part has indemnified the parties of the second part against monetary loss as the result of any such redemption in accordance with the provisions of a separate instrument.)

Bradley Grant

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the Parties of the Second Part, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Corporation has set its hand and seal on this the day and year herein first above written, by and through its officer who is duly authorized to execute this conveyance.

ATTEST:

BANCBOSTON MORTGAGE CORPORATION
a Corporation

BY:

Loretta D. Green
Its Assistant Secretary

BY:

Vernon F. McDaniel
Its Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Vernon F. McDaniel, whose name as Vice President of BANCOSTON MORTGAGE CORPORATION, a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said Corporation, on the day the same bears date.

Given under my hand and seal this 28th day of May, 1991.

NOTARY PUBLIC

Sandra D. Cooger

THIS INSTRUMENT WAS PREPARED BY:
BANCBOSTON MORTGAGE CORPORATION
P.O. Box 44090
Jacksonville, FL 32231

STATE OF ALA. SHELLEY
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JUN -5 AM 10:09

[Signature]
JUDGE OF PROBATE

1	Notary Fee	50
2	Notary Fee	50
3	Notary Fee	50
4	Notary Fee	50
5	Notary Fee	50
6	Notary Fee	50
7	Notary Fee	50
8	Notary Fee	50
Total		400

BOOK 346 PAGE 67